

October 17, 2018

VIA HAND-DELIVERY

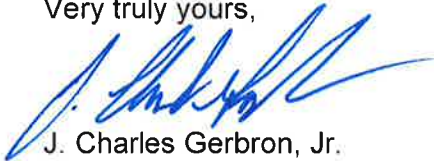
Board of Supervisors
East Whiteland Township
209 Conestoga Road
Frazer, PA 19355

RE: Application of DeMarco Real Estate Holding, LLC

Dear Board:

Enclosed please find an original and seven copies of DeMarco Real Estate Holding, LLC's Application for Conditional Use, including documents filed in support. A filing fee of \$2,000.00 is also enclosed. Please contact me if you have any questions or require further information.

Very truly yours,



J. Charles Gerbron, Jr.

JCG/cfg

Enclosures

cc: Stephen DeMarco (*via electronic mail only*)
Rich Vishneski (*via electronic mail only*)

EAST WHITELAND TOWNSHIP
209 CONESTOGA ROAD
FRAZER, PA 19355

Application for Conditional Use Approval

SUBMIT SEVEN COPIES

Application No.

Date Filed

Board of Supervisors
East Whiteland Township
Chester County, Pennsylvania

Application is hereby made by the signers of this Application for Conditional Use Approval.
Attached hereto are seven copies of all applicable plans.

A. Record Owner of Parcel:

Name: DeMarco Real Estate Holding, LLC
Address: 2 Street Road, Newtown Square, PA 19073
Phone: 610-755-7263

B. Applicant: owner agent proposed purchaser

Name: DeMarco Real Estate Holding, LLC
Address: 2 Street Road, Newtown Square, PA 19073
Phone: _____

Contract Person: Stephen DeMarco Phone No. 610-755-7263

C. Registered Engineer of Surveyor who prepared plans (if applicable)

Name: Ted Mondzelewski, Architect / Architectural Concepts, PC
Address: The Grimmet Mansion, 626 West Lincoln Highway, Exton, PA 19341
Phone: 610-518-1596

D. Description and location of property on which conditional use is proposed: (include Tax I.D. Number) 42-4-75 433 East Lancaster Avenue, Malvern, PA

BEFORE THE BOARD OF SUPERVISORS OF EAST WHITELAND TOWNSHIP

In Re: Application of DeMarco Real Estate Holding, LLC

Narrative in Support of Application for Conditional Use Approval

DeMarco Real Estate Holding, LLC ("Applicant"), by and through its undersigned counsel, hereby submits this narrative in support of its Application for Conditional Use. Applicant is the owner of a 4,080 square foot parcel identified as UPI No. 42-4-75 (the "Property"). The Property is located in East Whiteland Township on the north side of Lancaster Avenue (Route 30) just east of the intersection with Sproul Road (Route 352) at 433 Lancaster Avenue. See ChescoViews aerial attached hereto as Exhibit "1." As shown on the Linden Hall Declaration Plan ("Plan") enclosed as Exhibit "2" hereto, the Property was previously part of a plan by Pulte Homes of PA to develop the Property primarily for residential purposes. The Property is adjacent to and virtually surrounded by an approved townhouse-style residential development.

The Property is currently improved with a "Vanilla Shell" office building consisting of a 4,000 square foot section and an 8,000 square foot addition. Applicant proposes to convert the office building into a ten unit residential apartment building as shown on the attached "Linden Hall Proposed Addition & Renovation" prepared by Architectural Concepts, PC and enclosed as Exhibit "3."

The Property is located in in East Whiteland Township's "VMX Village Mixed Use District" ("VMX District"). Multi-family residential dwellings are permitted in the VMX District by Conditional Use under Sections 200-30 and 200-32.B and the corresponding "Table of Permitted Uses for Mixed Use Districts" attached hereto as Exhibit "4."

The proposed use will not be detrimental to appropriate uses of adjacent properties nor cause undue congestion of pedestrian or vehicular traffic. Neither will the proposed use: endanger the safety of persons or property by improper location or design of facilities for ingress or egress, increase the danger of fire or otherwise endanger the public safety, overcrowd the land or create an undue concentration of population, impair an adequate supply of light and air

to adjacent property, or adversely affect transportation or unduly burden water, sewer, school, park, or other public facilities. Similarly, the proposed use will not adversely affect the public health, morals, safety, or general welfare or run counter to the spirit and purpose of the East Whiteland Township's Zoning Ordinance. Applicant will present testimony and evidence in support of its Application at the time of the hearing before the Board of Supervisors.

Respectfully submitted,

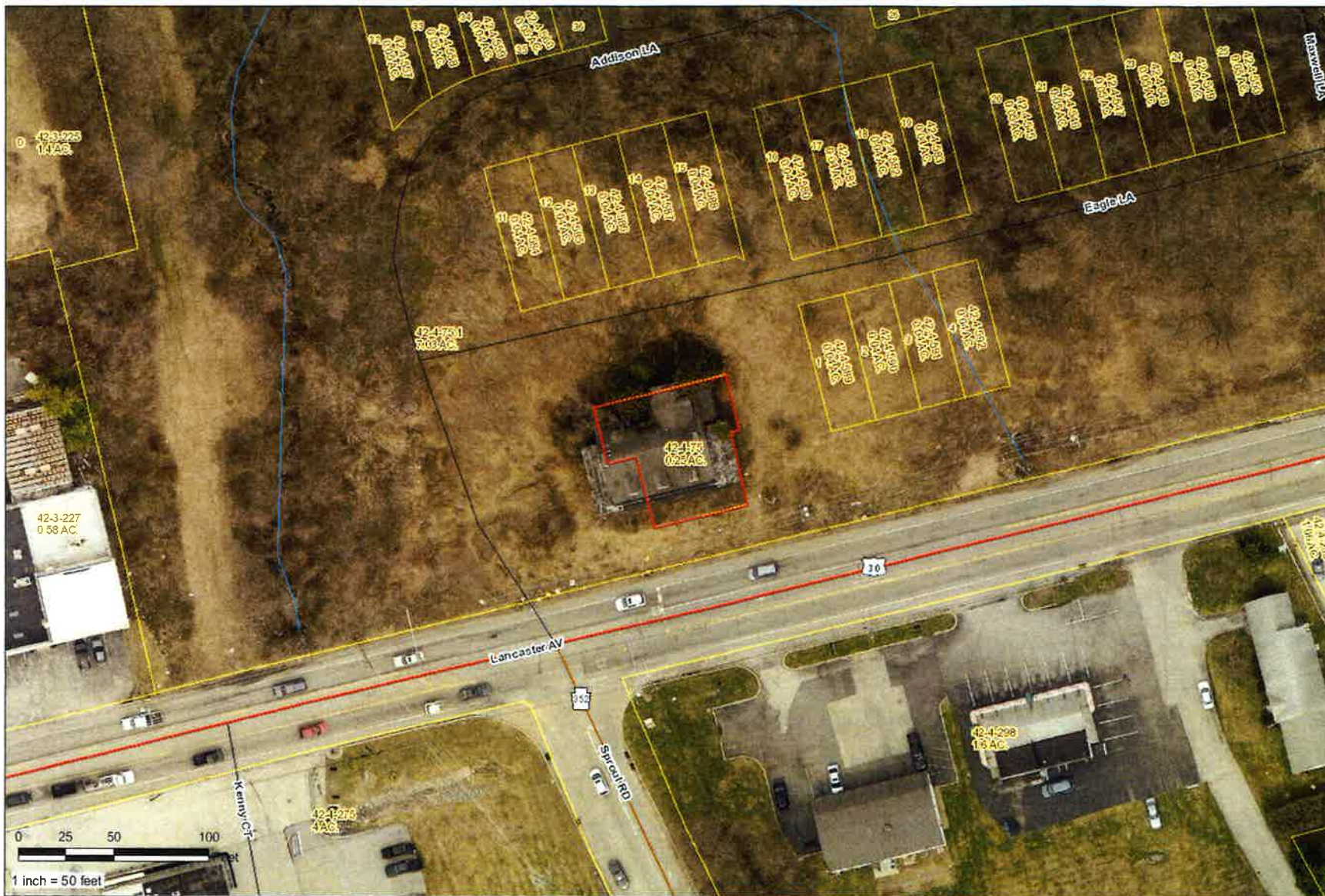
MacELREE HARVEY, LTD.

Dated: October 17, 2018

By: 

J. Charles Gerbron, Jr., Esquire,
Attorney I.D. 208326
17 West Miner Street, P.O. Box 660
West Chester, PA 19381-0660
Attorneys for DeMarco Real Estate
Holding, LLC

EXHIBIT “1”



COUNTY OF CHESTER
PENNSYLVANIA



Find UPI Information

PARID: 4204 00750000
 UPI: 42-4-75
 Owner: DEMARCO REAL ESTATE HOLDING LLC
 Owner2:
 Mail Address 1: 229 BALTIMORE PK
 Mail Address 2: GLEN MILLS PA
 Mail Address 3:
 ZIP Code: 19342
 Deed Book: 9699
 Deed Page: 720
 Deed Recorded Date: 9/5/2017
 Legal Desc 1: NS OF LANCASTER AVE
 Legal Desc 2: LOT A & DWG
 Acres: 0.25
 LUC: C-45
 Lot Assessment: \$ 65,680
 Property Assessment: \$ 34,320
 Total Assessment: \$ 100,000
 Assessment Date: 12/15/2017
 Property Address: 433 LANCASTER AVE
 Municipality: EAST WHITELAND
 School District: Great Valley

Map Created:
 Friday, October 12, 2018

County of Chester



Limitations of Liability and Use:
 County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranty of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred with respect to the information or data furnished herein.
 For information on data sources, visit the GIS Services page listed at www.chester.org/gis.

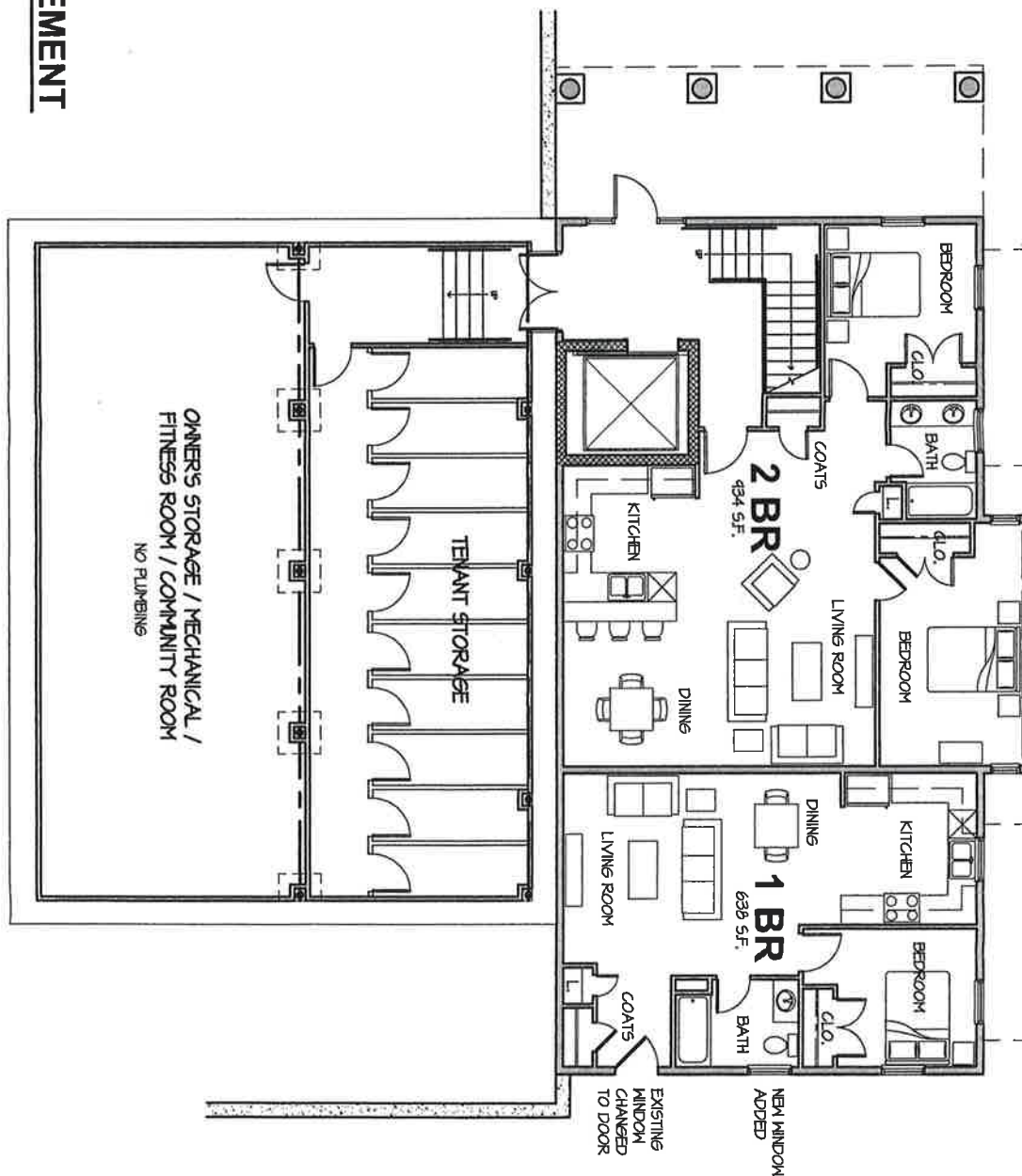
EXHIBIT "2"

EXHIBIT “3”

1
A200

TERRACE / BASEMENT

SCALE : 1/8" = 1'-0"



LINDEN HALL PROPOSED ADDITION & RENOVATION

S.R. 30 & S.R.352
EAST WHITELAND TOWNSHIP
CHESTER COUNTY, PA 19355



ARCHITECTURAL CONCEPTS, PC

Architecture and Interior Design

Exton . Lancaster . Philadelphia

www.arconcepts.com

610.518.1561
610.873.1587

The Grinnet Mansion
626 West Lincoln Highway
Exton, Pennsylvania 19341

A200

PROJ. NUM: 17-043

DRAWN BY: CCP

DATE: 08.15.18

SCALE: AS NOTED



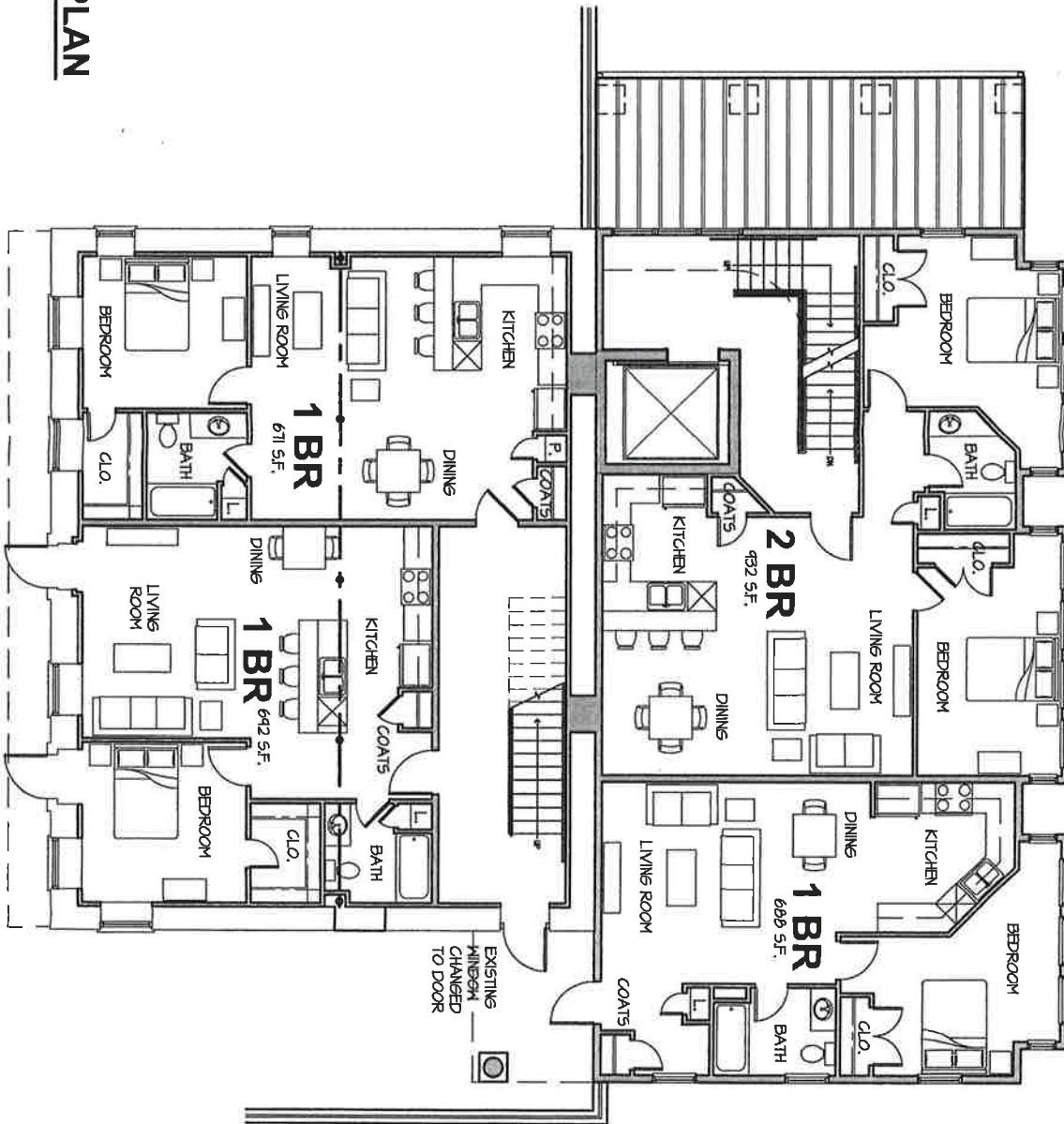
MID-ATLANTIC MECHANICAL

229 BALTIMORE PIKE
GLEN MILLS, PA, 19342
P: 610-543-8220

1
A201

FIRST FLOOR PLAN

SCALE : 1/8" = 1'-0"



LINDEN HALL PROPOSED ADDITION & RENOVATION

S.R. 30 & S.R.352
EAST WHITELAND TOWNSHIP
CHESTER COUNTY, PA 19355



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610.518.1596

610.873.1587

The Grimmel Mansion
626 West Lincoln Highway
Exton . Pennsylvania 19341

A201

PROJ. NUM: 17-043

DRAWN BY: CCP

DATE: 08.15.18

SCALE: AS NOTED

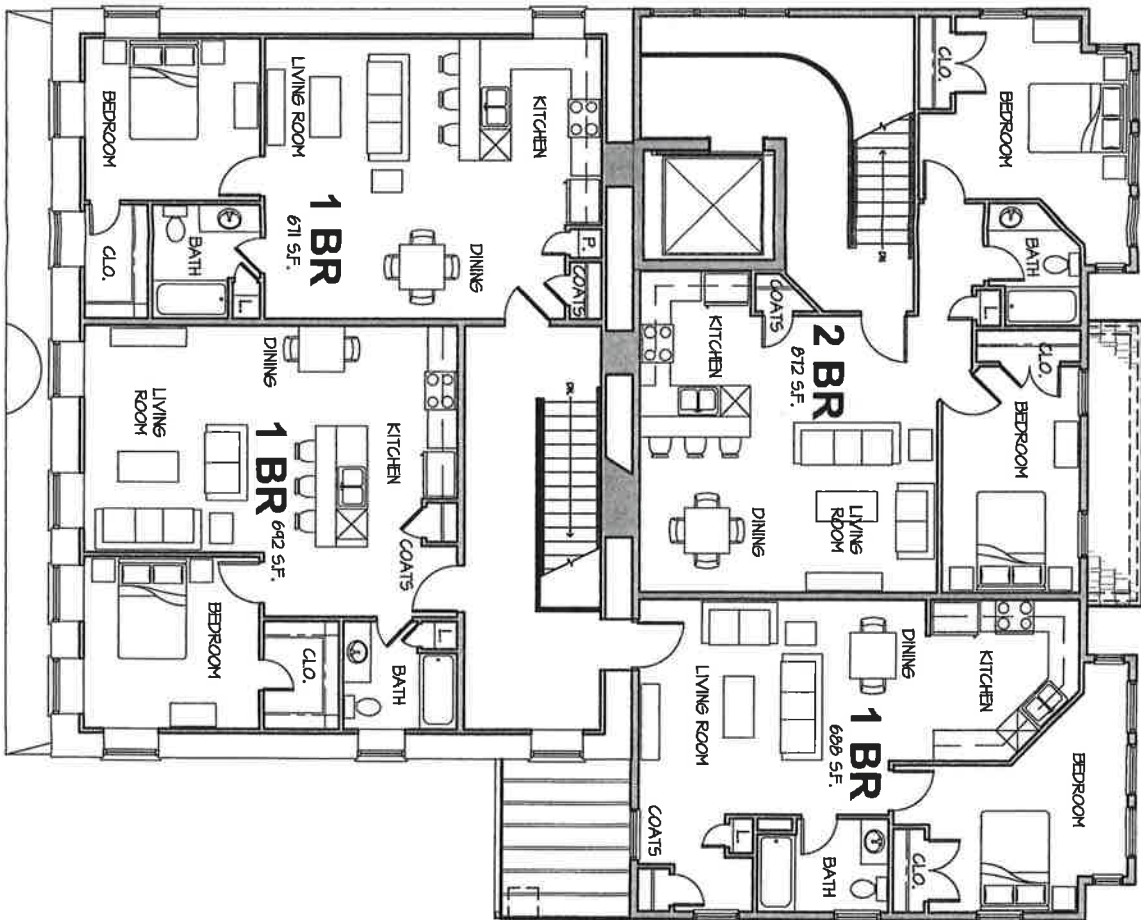


MID-ATLANTIC MECHANICAL
229 BALTIMORE PIKE
GLEN MILLS, PA, 19342
P: 610-543-8220

1
A202

SECOND FLOOR PLAN

SCALE : 1/8" = 1'-0"



**LINDEN HALL PROPOSED
ADDITION & RENOVATION**
S.R. 30 & S.R.352
EAST WHITELAND TOWNSHIP
CHESTER COUNTY, PA 19355



ARCHITECTURAL CONCEPTS, PC

Architecture and Interior Design

Exton . Lancaster . Philadelphia

www.ercconcepts.com

610.518.1596 F
610.873.1597 F

The Grinnet Mansion
626 West Lincoln Highway
Exton . Pennsylvania 19341

A202

PROJ. NUM: 17-043

DRAWN BY: CCP

DATE: 08.15.18

SCALE: AS NOTED



MID-ATLANTIC MECHANICAL
229 BALTIMORE PIKE
GLEN MILLS, PA, 19342
P: 610-943-8220

EXHIBIT "4"

ZONING

200 Attachment 6

Table of Permitted Uses for Mixed Use Districts¹
Township of East Whiteland
 [Amended 11-14-2007 by Ord. No. 201-2007; 1-13-2010 by Ord. No. 221-2010; 11-9-2015 by Ord. No. 273-2015]

Use Classification	District						
	VMX	FC	ROC	O/BP	O/BPS	PO	GVR
Retail commerce, including:							
1. Stores and personal service shops dealing directly with customers	P	P	P		P		P
2. Restaurants or other similar establishments, but excluding drive-in-facilities	SE	P	P		P		P
3. Banks, but excluding drive-in facilities	SE	P	P		P		P
4. Cinemas or similar recreational or cultural establishments	CU	CU	P		CU		P
5. Exercise or fitness facilities	P	P	P		P		P
6. Studios for dance, art, music or photography	P	P	P		P		P
7. Nursery schools or day-care centers, inclusive of both	SE	P	P	P	P		P
Business or professional offices, including: adult daycare and child day care							
1. Operations designed to attract and serve customers or clients on the premises, such as the offices of physicians, lawyers, other professions, veterinarians (but excluding animal boarding facilities), insurance and stock brokers, travel agents and government entities	SE	P	P	P	CU	P	P
2. Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use	P	P	P	P		P	P
Hotels, motels, inns, or conference centers	CU	CU	P		CU		CU
Bed-and-breakfast establishments	SE	P			CU		P
Lawn and garden centers		P	P				
Not-for-profit museums, libraries or other educational, cultural, religious, civic or philanthropic uses of a similar nature	SE	P	P	CU	CU	CU	P
Public or private not-for-profit open space and recreation uses	P	P	P	P	P	P	P
For-profit open space and recreation uses	CU	P	P	CU	CU		P
Transit stations or public utility facilities	P	P	P	P	P	P	P
Animal hospital, veterinarian, or kennel		P					
Single-family detached residential dwellings (SFD)	P						

EAST WHITELAND CODE

Use Classification	District						
	VMX	FC	ROC	O/BP	O/BPS	PO	GVR
Two-family residential dwellings (2F)	P						
Single-family attached residential dwellings (SFA)	CU						
Multifamily residential dwelling (MF)	CU						P
Residences, in mixed-use commercial-residential or institutional-residential buildings	CU						P
Drive-in facility		SE			P		CU
Nonaccessory antennas			SE	SE	SE	SE	SE
Public garage, motor vehicle sales, service or repair shop, and gasoline service station		P	SE		SE		
Processing of food and beverages, medicine and personal care products (excluding soap), and similar inkind uses				P			P
Printing of paper, plastic, and metal				P			P
Research, development, and testing of new products, laboratories				P			P
Warehousing and distributing				P			P
Accessory uses such as cafeterias and child day-care facilities				P	P	P	P
Light manufacturing, consisting primarily of the assembly of previously prepared components or, in the case of pharmaceutical products, the compounding and/or manufacture of drugs, medicine, and other pharmaceutical products				P			P

P = Permitted
 SE = Special Exception
 CU = Conditional Use

NOTES:

¹ Permitted uses for ROC/R Districts are found in § 200-35. Permitted uses for CGO Districts are found in § 200-39.